

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address):    ATTORNEY FOR (Name): NAME OF COURT, JUDICIAL DISTRICT, OR BRANCH COURT, IF ANY:  PLAINTIFF:  DEFENDANT:  DOES 1 TO _____	TELEPHONE NO.:	FOR COURT USE ONLY          COURT CASE NO.:
<b>COMPLAINT—Unlawful Detainer (Pilot Project—C.C.P. § 1167.2)</b> <b>Riverside Consolidated/Coordinated Courts and the Downey, El Cajon,</b> <b>and North Santa Barbara County Municipal Courts</b>		

**PRETRIAL RENT DEPOSIT DEMAND \$ \_\_\_\_\_**

1. This pleading including attachments and exhibits consists of the following number of pages: \_\_\_\_\_
2. a. Plaintiff is ☐ an individual over the age of 18 years. ☐ a partnership.  
☐ a public agency. ☐ a corporation.  
☐ other (specify): \_\_\_\_\_
- b. ☐ Plaintiff has complied with the fictitious business name laws and is doing business under the fictitious name of (specify): \_\_\_\_\_
3. Defendants named above are in possession of the premises located at (street address, city, and county): \_\_\_\_\_
4. Plaintiff's interest in the premises is ☐ as owner ☐ other (specify): \_\_\_\_\_
5. The true names and capacities of defendants sued as Does are unknown to plaintiff.
6. a. On or about (date): \_\_\_\_\_ defendants (names): \_\_\_\_\_  
 agreed to rent the premises for a ☐ month-to-month tenancy ☐ other tenancy (specify): \_\_\_\_\_  
 at a rent of (specify): \$ \_\_\_\_\_ payable ☐ monthly ☐ other (specify frequency): \_\_\_\_\_  
 due on the ☐ first of the month ☐ other day (specify): \_\_\_\_\_
- b. During the last six months, the lowest monthly rent charged for the premises was (specify): \$ \_\_\_\_\_
- c. This ☐ written ☐ oral agreement was made with  
☐ plaintiff ☐ plaintiff's predecessor in interest  
☐ plaintiff's agent ☐ other (specify): \_\_\_\_\_
- d. ☐ The defendants not named in item 6a are  
☐ subtenants ☐ assignees ☐ other (specify): \_\_\_\_\_
- e. ☐ The agreement was later changed as follows (specify): \_\_\_\_\_
- f. ☐ A copy of the written agreement is attached and labeled Exhibit A.
7. Plaintiff has performed all conditions of the rental agreement.
8. ☐ a. The following notice was served on defendant (name):  
☐ 3-day notice to pay rent or quit ☐ 3-day notice to quit  
☐ 3-day notice to perform covenant or quit ☐ other (specify): \_\_\_\_\_
- b. The period stated in the notice expired on (date): \_\_\_\_\_ and defendants failed to  
 comply with the requirements of the notice by that date.
- c. All facts stated in the notice are true.
- d. The notice included an election of forfeiture.
- e. ☐ A copy of the notice is attached and labeled Exhibit B.

(Continued)

SHORT TITLE:  	CASE NUMBER:  
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**COMPLAINT—Unlawful Detainer (Pilot Project—C.C.P. § 1167.2)**

9. ☐ a. The notice referred to in item 8 was served
- ☐ by personally handing a copy to defendant on *(date)*:
- ☐ by leaving a copy with *(name or description)*: \_\_\_\_\_, a person of suitable age or discretion, on *(date)*: \_\_\_\_\_ at defendant's ☐ residence
- ☐ business AND mailing a copy to defendant at his or her place of residence on *(date)*: \_\_\_\_\_ because defendant cannot be found at his or her residence or usual place of business.
- ☐ by posting a copy on the premises on *(date)*: \_\_\_\_\_ ( ☐ and giving a copy to a person residing at the premises) AND mailing a copy to defendant at the premises on *(date)*: \_\_\_\_\_
- ☐ because defendant's residence and usual place of business cannot be ascertained OR
- ☐ because no person of suitable age or discretion can there be found.
- ☐ *(not for 3-day notice. See Civil Code section 1946 before using)* by sending a copy by certified or registered mail addressed to defendant on *(date)*: \_\_\_\_\_
- b. ☐ Information about service of the notice on the other defendants is contained in attachment 9.
10. The premises have no outstanding citation(s) issued by a state or local government agency for violations of law pertaining to health, safety, housing, building, or fire standards.
11. ☐ At the time the 3-day notice to pay rent or quit was served, the amount of rent due was *(specify)*: \$ \_\_\_\_\_
12. ☐ The fair rental value of the premises is *(specify)*: \$ \_\_\_\_\_ per day.
13. Plaintiff is entitled to immediate possession of the premises.
14. ☐ Defendants' continued possession is malicious, and plaintiff is entitled to treble damages. *(State specific facts supporting this claim in attachment 14.)*
15. ☐ A written agreement between the parties provides for attorney fees.
16. ☐ Defendants' tenancy is subject to the local rent control or eviction control ordinance of *(city or county, title of ordinance, and date of passage)*: \_\_\_\_\_
- Plaintiff has met all applicable requirements of the ordinances.
17. ☐ Other allegations are stated in attachment 17.
18. Plaintiff remits to the jurisdictional limit, if any, of the court.
19. Plaintiff demands that defendant(s) be required to post with this court the amount of *(specify)*: \$ \_\_\_\_\_ as a pre-trial deposit of prospective rent.
20. PLAINTIFF REQUESTS
- a. possession of the premises.
- b. pretrial rent deposit in the amount of *(specify)*: \$ \_\_\_\_\_
- c. ☐ costs incurred in this proceeding.
- d. ☐ past due rent of *(specify)*: \$ \_\_\_\_\_
- e. ☐ damages at the rate of *(specify)*: \$ \_\_\_\_\_ per day.
- f. ☐ treble the amount of rent and damages found due.
- g. ☐ reasonable attorney fees.
- h. ☐ forfeiture of the agreement.
- i. ☐ other *(specify)*: \_\_\_\_\_

(TYPE OR PRINT NAME)	(SIGNATURE OF PLAINTIFF OR ATTORNEY)
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**VERIFICATION**

*(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)*

I am the plaintiff in this proceeding and have read this complaint. I declare under penalty of perjury under the laws of the State of California that this complaint is true and correct.

Date: \_\_\_\_\_

(TYPE OR PRINT NAME)	(SIGNATURE OF PLAINTIFF)
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